



Lugg Bridge Road, Hereford

Guide Price £450,000

4 1 2



A Spacious & Modern Converted 4 Bedroom Property in The Lugg Bridge Mill, dating back to 1811 and originally converted in the 1960's, all set in the idyllic countryside and a stone's throw away from Hereford City.

Entrance Hall – Kitchen – Sitting Room – Dining Room – Landing – 3 Double Bedrooms – Further Single Bedroom/Study – Family Bathroom – Driveway – Enclosed Rear Garden

This charming and characterful property has been tastefully modernised, while still capturing the features of the original mill. Flooded by natural light, the property boasts a large sitting room almost 6 metres in length, that serves as the hub of this warm family home.

Located on the outskirts of Hereford City, the property is just 2 miles from the City Centre, whilst being surrounded by Countryside and fields. Ever popular 'Legges' shop is a short drive away, along with Aylestone Park's dog walking facilities all within striking distance.

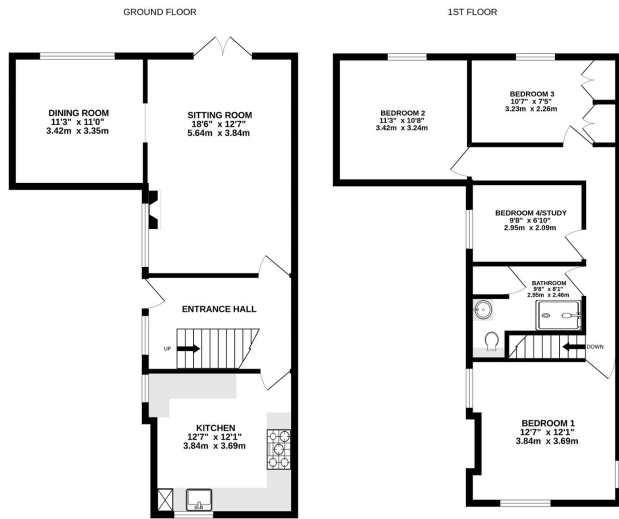
The Property

Entrance Hall – Stepping through the 2-point composite door, a spacious and homely lobby awaits. Fitted with engineered oak flooring, stairs to your right lead upstairs, with kitchen on the right and sitting room to the left.

Kitchen – The kitchen has been recently fitted, and is flooded with natural light from dual aspect windows. Light grey wood-effect LVT flooring complements the light grey, soft-close shaker cupboards perfectly. White marble effect Mirostone countertops sit adjacent to fitted sink with window view. The 5-point gas Rangemaster cooker finishes off the kitchen perfectly, with blue glass splashback behind, while a Worcester boiler is tucked away discretely in the corner cupboard.

Sitting Room – Stepping through oak panel glazed doors, down onto the engineered oak flooring into the near 6 metre long sitting room,





TOTAL FLOOR AREA: 1194 sq.ft. (110.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other parts of the property are taken for general guidance only. No responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The measurements shown are approximate and may vary from those stated and no guarantee as to their quantity or efficiency can be given.
 Taken with Metropack 02/24

